

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107310 2 PG(S)**

8/6/2026 2:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529425

Consideration: \$690,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-50298-001

Doc Stamp-Deed: \$4,830.00

Property Appraiser's Parcel ID No.: 0175-14-2010

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 5th day of August, 2026, by and between **LINDA S. NEIGHBORGALL, INDIVIDUALLY AND AS TRUSTEE OF LINDA S. NEIGHBORGALL MARITAL TRUST DATED SEPTEMBER 13, 2016**, whose address is **7828 Broadmoor Pines Boulevard, Sarasota, FL 34243** (hereinafter "GRANTOR"), and **STEPHEN GREGORY STEARMAN AND MARLENE DENISE STEARMAN, HUSBAND AND WIFE**, whose address is **835 Freeman Lake Road, Elizabethtown, KY 42701** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 301, GULF HORIZONS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 830, PAGE 720, AS AMENDED AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The named Grantor herein represents that she is the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that she has full right and authority to convey the property to the Grantees.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

(2) [Signature]
Printed Name Lena Paromenko
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

GRANTOR:

**Linda S. Neighborgall, Individually and as
Trustee of the Linda S. Neighborgall Marital
Trust dated September 13, 2016**

By: [Signature]
**Linda S. Neighborgall, Individually and as
Trustee of the aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 3 day of August, 2026, by Linda S. Neighborgall, Individually and as Trustee of Linda S. Neighborgall Marital Trust dated September 13, 2016, () who is/are personally known to me or (X) who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

